



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711
(608-270-4200)

REC. 10363 9/23/15
LAND DIVISION APPLICATION RB

The undersigned owner, or owner's authorized agent, of property herein described hereby submits ten (10) copies of the attached maps, one (1) copy no larger than 11" x 17", and one (1) pdf document of the complete submittal (planning@fitchburgwi.gov) for approval under the rules and requirements of the Fitchburg Land Division Ordinance.

1. Type of Action Requested:
- ☐ Certified Survey Map Approval
 - ☐ Preliminary Plat Approval
 - ☒ Final Plat Approval
 - ☐ Replat
 - ☐ Comprehensive Development Plan Approval

2. Proposed Land Use (Check all that Apply):

- ☒ Single Family Residential
- ☐ Two-Family Residential
- ☒ Multi-Family Residential
- ☐ Commercial/Industrial

3. No. of Parcels Proposed: 115

4. No. Of Buildable Lots Proposed: 107

5. Zoning District: Existing: A-T Proposed: R-LM, R-H, A-T

6. Current Owner of Property: Fahey Land, LLC

Address: 702 N. High Point Road, Suite 200, Madison, WI 53717

Phone No: 608 235-9220

7. Contact Person: Tony Heinrichs

Email: tonyheinrichs@aol.com

Address: same as above

Phone No: same as above

8. Submission of legal description in electronic format (MS Word or plain text) by email to: planning@fitchburgwi.gov

Pursuant to Section 24-2 (4) of the Fitchburg Land Division Ordinance, all Land Divisions shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By: [Signature]
Owner's or Authorized Agent's Signature

RONALD R. KLAMAS
Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: Date Received: 9/22/2015

Ordinance Section No. _____ Fee Paid: \$13,210.⁰⁰

Permit Request No. FP-2081-15

FAHEY FIELDS - LEGAL DESCRIPTION

Part of Lot 2, Certified Survey Map No. 9896, recorded in Volume 57 of Certified Survey Maps on pages 237-238 as Document Number 3271318 and lands located in the SW1/4 and the SE1/4 of the NE1/4 and in the NE1/4 and the NW1/4 of the SE1/4 of Section 15, T6N, R9E, City of Fitchburg, Dane County, Wisconsin to-wit:

Beginning at the East 1/4 corner of said Section 15; thence S01°03'52"W, 296.08 feet along the East line of said SE1/4; thence S87°29'16"W, 2653.06 feet to the West line of said SE1/4; thence N00°27'55"E, 295.90 feet to the South line of TechLands; thence N87°32'50"E, 624.57 feet along said South line to the Southeast corner of Outlot 4, said TechLands; thence N00°11'51"E, 1334.63 feet along the East line of said Techlands and the East line of Outlot 8 and Outlot 9, First Addition to Fitchburg Technology Campus to the Northeast corner of said Outlot 9; thence N86°42'47"E, 31.85 feet along the South line Outlot 12, said First Addition to Fitchburg Technology Campus to the Southeast corner of said Outlot 12; thence S76°29'03"E, 4.04 feet to the Southwest corner of Outlot 1, Waterford Glen; thence N86°57'59"E, 1378.91 feet along the South line of Waterford Glen and the South line of Lot 2, Certified Survey Map No. 3060; thence S17°03'07"E, 47.93 feet; thence N86°57'59"E, 603.25 feet to the East line of said NE1/4; thence S00°10'56"W, 1304.90 feet along said East line also being the West line of Lot 2, Certified Survey Map No. 445 to the point of beginning. Containing 3,479,442 square feet (79.877 acres).

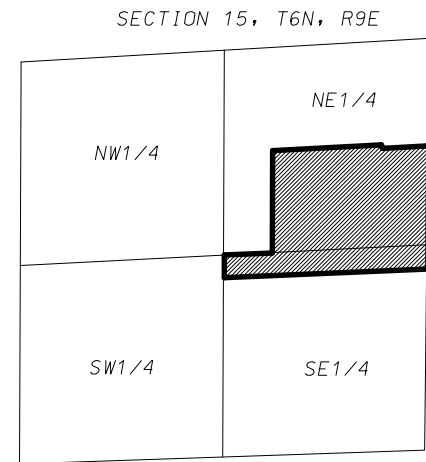
FAHEY FIELDS

PART OF LOT 2, CERTIFIED SURVEY MAP NO. 9896 AND LANDS LOCATED IN THE SW1/4 AND THE SE1/4 OF THE NE1/4
AND IN THE NE1/4 AND THE NW1/4 OF THE SE1/4 OF SECTION 15, T6N, R9E,
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

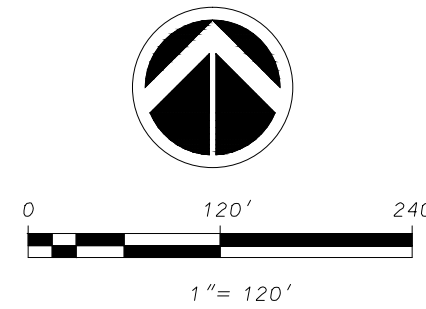
There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

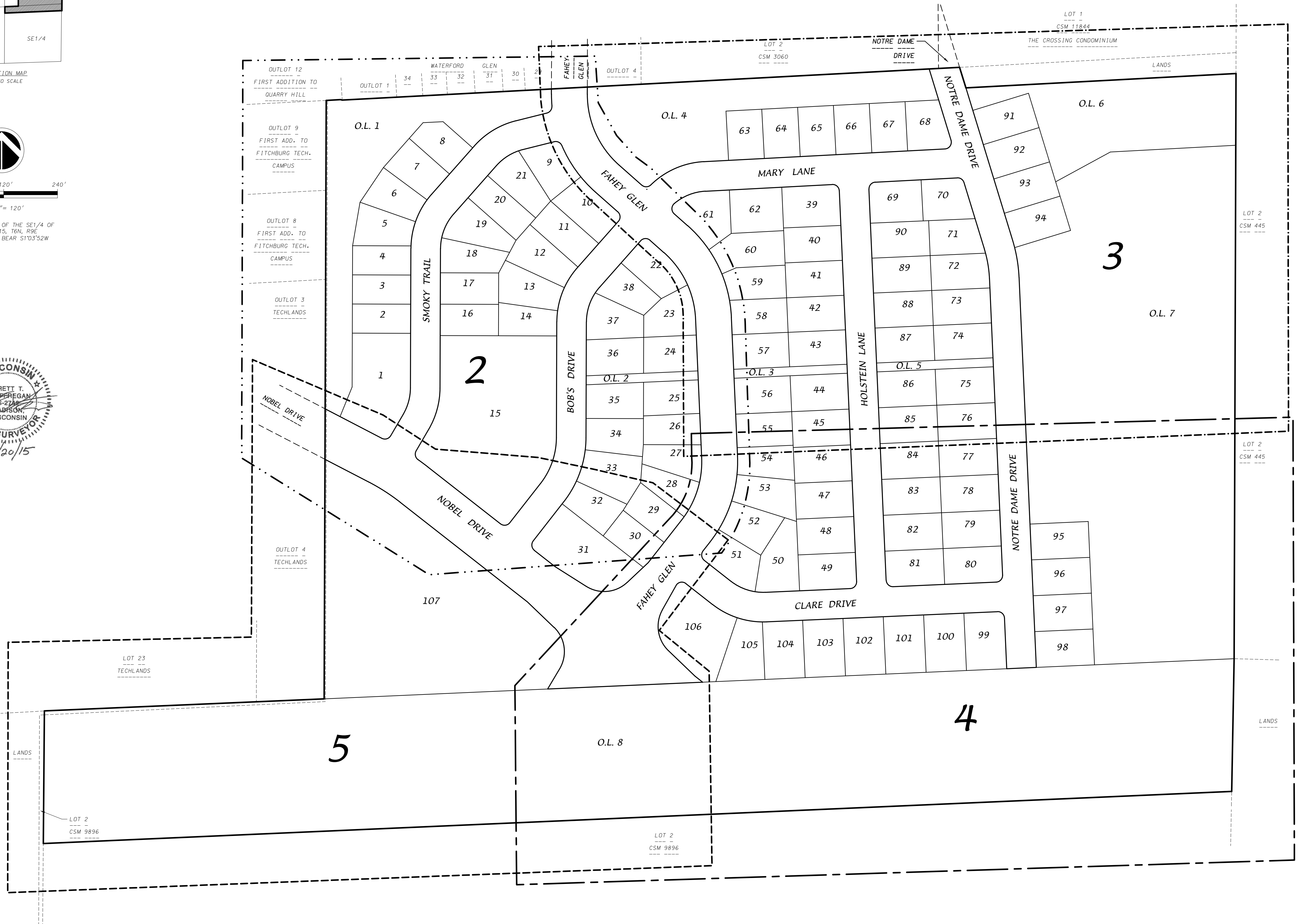
Department of Administration



LOCATION MAP
NOT TO SCALE



THE EAST LINE OF THE SE1/4 OF
SECTION 15, T6N, R9E
ASSUMED TO BEAR S103°52'W



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN: 14-07-113

SHEET 1 OF 6

FAHEY FIELDS

PART OF LOT 2, CERTIFIED SURVEY MAP NO. 9896 AND LANDS LOCATED IN THE SW1/4 AND THE SE1/4 OF THE NE1/4
AND IN THE NE1/4 AND THE NW1/4 OF THE SE1/4 OF SECTION 15, T6N, R9E,
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

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Wis. Stats. as provided by s. 236.12, Wis. Stats.

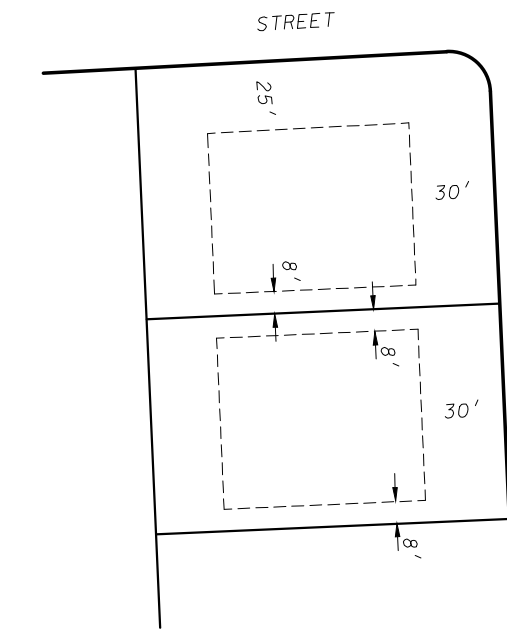
Certified _____, 20__

Department of Administration



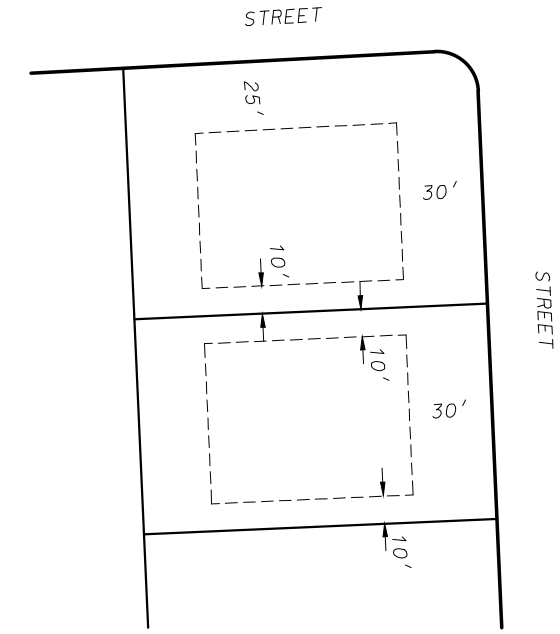
NOTES

1. Outlots 1 and 4 are dedicated to the public for stormwater management and park purposes.
2. Outlot 6 is dedicated to the public for stormwater management purposes.
3. Outlots 2, 3 and 5 are dedicated to the public for pedestrian path purposes.
4. Outlot 7 is dedicated to the public for park purposes.
5. Distances shown along curves are chord lengths.



TYPICAL BUILDING SETBACKS

R-LM ZONING: LOTS 2-14, 16-30 AND 32-105
NOT TO SCALE



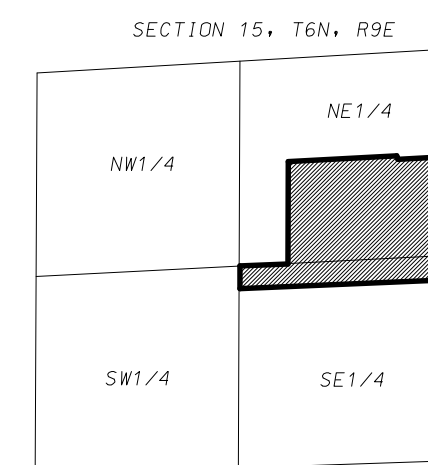
TYPICAL BUILDING SETBACKS

R-H ZONING: LOTS 1, 15, 31, 106 AND 107
NOT TO SCALE

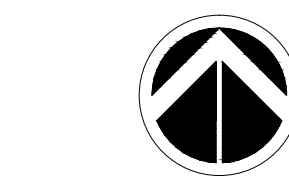


LEGEND

- Found 1" Iron Pipe (unless noted)
- Found 3/4" Iron Rebar (unless noted)
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- Public utility easement (6' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
- Recorded as Information
- Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer.



LOCATION MAP
NOT TO SCALE



0 60' 120'
1"=60'

THE EAST LINE OF THE SE1/4 OF
SECTION 15, T6N, R9E
ASSUMED TO BEAR S103°52'W



FAHEY FIELDS

PART OF LOT 2, CERTIFIED SURVEY MAP NO. 9896 AND LANDS LOCATED IN THE SW1/4 AND THE SE1/4 OF THE NE1/4
AND IN THE NE1/4 AND THE NW1/4 OF THE SE1/4 OF SECTION 15, T6N, R9E,
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN: 14-07-113

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



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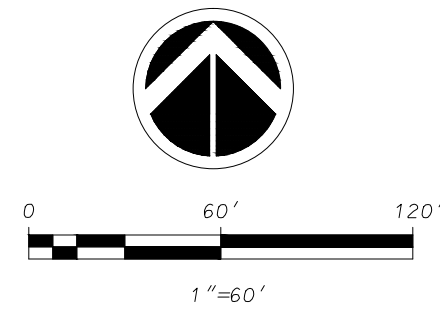
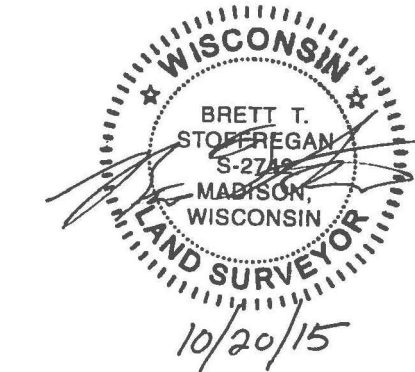
Certified _____, 20____



Department of Administration

FAHEY FIELDS

PART OF LOT 2, CERTIFIED SURVEY MAP NO. 9896 AND LANDS LOCATED IN THE SW1/4 AND THE SE1/4 OF THE NE1/4
AND IN THE NE1/4 AND THE NW1/4 OF THE SE1/4 OF SECTION 15, T6N, R9E,
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



THE EAST LINE OF THE SE1/4 OF
SECTION 15, T6N, R9E
ASSUMED TO BEAR S103°52'W



O.L. 8
783577 SF

RESERVED FOR FUTURE
DEVELOPMENT

LOT 2
CSM 9896

LEGEND

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FOUND MAG NAIL
SOUTHEAST CORNER
SEC. 15 T6N, R9E

SEE SHEET 5

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN: 14-07-113

SHEET 4 OF 6

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

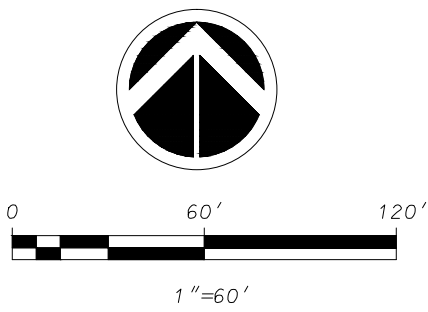
Certified _____, 20____

Department of Administration



LEGEND

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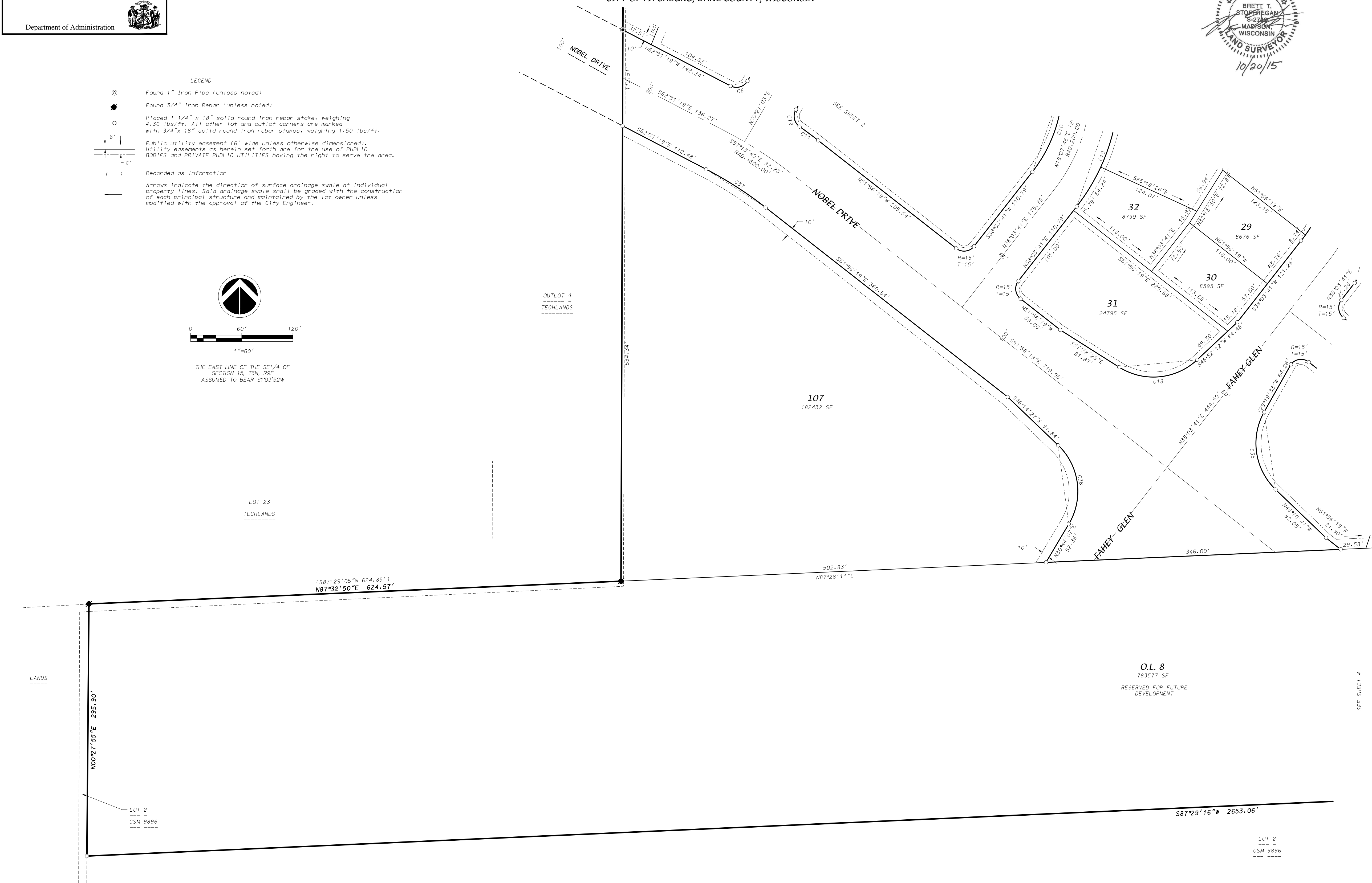
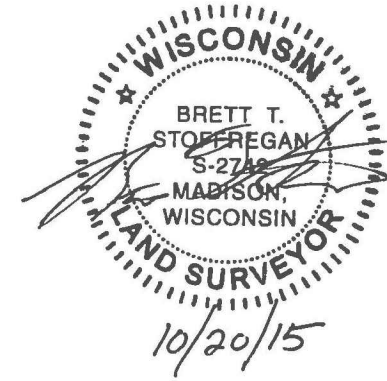


THE EAST LINE OF THE SE1/4 OF
SECTION 15, T6N, R9E
ASSUMED TO BEAR S10°3'52"W

LOT 23
TECHLANDS

FAHEY FIELDS

PART OF LOT 2, CERTIFIED SURVEY MAP NO. 9896 AND LANDS LOCATED IN THE SW1/4 AND THE SE1/4 OF THE NE1/4
AND IN THE NE1/4 AND THE NW1/4 OF THE SE1/4 OF SECTION 15, T6N, R9E,
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



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SHEET 5 OF 6

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



FAHEY FIELDS

PART OF LOT 2, CERTIFIED SURVEY MAP NO. 9896 AND LANDS LOCATED IN THE SW1/4 AND THE SE1/4 OF THE NE1/4 AND IN THE NE1/4 AND THE NW1/4 OF THE SE1/4 OF SECTION 15, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1		290.00	26.45	26.46	S02°24'44"E	005°13'40"	OUT=S05°01'34"E
2		15.00	19.47	21.19	S35°26'47.5"W	080°56'43"	
3		183.00	108.35	110.00	S58°41'59"W	034°26'20"	
5		183.00	129.02	131.86	S20°50'20"W	041°16'58"	
7		183.00	15.60	15.61	S39°02'12"W	004°53'14"	
6		183.00	55.00	55.21	S27°57'02"W	017°17'06"	
5		183.00	55.00	55.21	S10°39'56"W	017°17'06"	
4		183.00	5.83	5.83	S01°06'37"W	001°49'32"	
6		117.00	60.87	61.57	S15°16'27"W	030°09'12"	
7		15.00	19.47	21.19	S63°36'29"E	080°56'44"	
8		290.00	127.43	128.48	S35°49'39"E	025°23'04"	
9		183.00	129.02	131.86	S20°50'20"W	041°16'58"	
12		183.00	53.10	53.29	S33°08'19"W	016°41'00"	
13		183.00	53.65	53.85	S16°22'02"W	016°51'34"	
14		183.00	24.70	24.72	S04°04'03"W	007°44'24"	
10		167.00	108.36	110.36	S19°07'46"W	037°51'50"	
11		550.00	27.23	27.24	N53°21'26"W	002°50'14"	OUT=N54°46'33"W
12		15.00	20.29	22.29	N12°12'45"W	085°07'36"	
13		183.00	95.20	96.31	N15°16'27"E	030°09'12"	
14		117.00	82.49	84.30	N20°50'20"E	041°16'58"	
18		117.00	24.31	24.35	N06°09'38"E	011°55'34"	
19		117.00	59.29	59.95	N26°48'07"E	029°21'24"	
15		117.00	69.27	70.33	N58°41'59"E	034°26'20"	
21		117.00	59.62	60.28	N56°14'24"E	029°31'10"	
9		117.00	10.04	10.05	N73°27'34"E	004°55'10"	
16		210.00	164.07	168.56	S25°31'30"E	045°59'22"	
22		210.00	89.27	89.95	S36°14'55"E	024°32'32"	
23		210.00	78.15	78.61	S13°15'14"E	021°26'50"	
17		210.00	145.68	148.78	S17°45'56"W	040°35'30"	
27		210.00	55.30	55.46	S05°02'10"W	015°07'58"	
28		210.00	84.00	84.57	S24°08'22"W	023°04'26"	
29		210.00	8.74	8.74	S36°52'08"W	002°23'06"	
18		75.00	93.88	101.43	S84°36'52"W	077°29'20"	
19		233.00	151.19	153.98	N19°07'46"E	037°51'50"	
32		233.00	54.24	54.37	N31°22'37"E	013°22'08"	
33		233.00	72.37	72.67	N15°45'28"E	017°52'10"	
34		233.00	26.93	26.94	N03°30'37"E	006°37'32"	
20		117.00	82.49	84.30	N20°50'20"E	041°16'58"	
37		117.00	67.63	68.61	N16°59'47"E	033°35'52"	
38		117.00	15.68	15.69	N37°38'16"E	007°41'06"	
21		15.00	21.31	23.69	S47°46'55"E	090°30'12"	
22		117.00	81.17	82.89	N72°14'04"W	040°35'30"	
50		117.00	23.34	23.38	N86°48'21"W	011°26'56"	
51		117.00	58.87	59.51	N66°30'36"W	029°08'34"	
23		290.00	201.18	205.45	N17°45'56"E	040°35'30"	
51		290.00	33.81	33.83	N34°43'09"E	006°41'04"	
52		290.00	70.00	70.17	N24°26'43"E	013°51'48"	
53		290.00	60.00	60.11	N11°34'32"E	011°52'34"	
54		290.00	41.31	41.34	N01°33'13"E	008°10'04"	
24		290.00	226.57	232.77	N25°31'30"W	045°59'22"	
58		290.00	38.22	38.25	N06°18'31"W	007°33'24"	
59		290.00	61.28	61.40	N16°09'08"W	012°07'50"	
60		290.00	61.26	61.38	N28°16'51"W	012°07'36"	
61		290.00	71.57	71.75	N41°25'55"W	014°10'32"	
25		15.00	22.68	25.72	N00°36'10"E	098°14'42"	OUT=N49°43'31"E
26		117.00	74.72	76.05	N68°20'45"E	037°14'28"	
27		15.00	23.64	27.23	S34°57'26"W	104°01'06"	
28		183.00	128.92	131.75	S66°20'30"W	041°14'58"	OUT=S45°43'01"W
29		15.00	20.41	22.45	S88°35'55"W	085°45'48"	
30		210.00	173.24	178.57	N24°09'32.5"W	048°43'17"	
31		15.00	21.12	23.43	N42°13'05"E	089°29'48"	
32		15.00	18.47	19.89	S55°02'34"E	075°58'54"	
33		267.00	67.49	67.67	S09°47'28"E	014°31'18"	
71		267.00	9.49	9.49	S16°02'02"E	002°02'10"	
72		267.00	58.07	58.18	S08°46'23"E	012°29'08"	
34		333.00	84.17	84.40	N09°47'28"W	014°31'18"	
DL7		333.00	67.54	67.66	N08°21'04"W	011°38'30"	
94		333.00	16.74	16.74	N15°36'43"W	002°52'48"	
35		75.00	89.75	96.22	N08°25'34"W	073°30'14"	
36		183.00	126.95	129.65	S72°14'04"E	040°35'30"	
106		183.00	62.34	62.64	S61°44'42"E	019°36'46"	
105		183.00	56.93	57.17	S80°30'02"E	017°53'54"	
104		183.00	9.84	9.84	N89°00'36"E	003°04'50"	
37		450.00	83.00	83.12	S57°13'49"E	010°35'00"	
38		75.00	93.35	100.76	S07°45'10"E	076°58'34"	

LEGAL DESCRIPTION

I, Brett T. Stoffregan, Registered Land Surveyor S-2742 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the City of Madison, and under the direction of the owners listed below, I have surveyed, divided and mapped "Fahey Fields" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

Part of Lot 2, Certified Survey Map No. 9896, recorded in Volume 57 of Certified Survey Maps on pages 237-238 as Document Number 3271318 and lands located in the SW1/4 and the SE1/4 of the NE1/4 and in the NE1/4 and the NW1/4 of the SE1/4 of Section 15, T6N, R9E, City of Fitchburg, Dane County, Wisconsin to-wit: Beginning at the East 1/4 corner of said Section 15; thence S01°03'52"W, 296.08 feet along the East line of said SE1/4; thence S87°29'16"W, 2653.06 feet to the West line of said SE1/4; thence N00°27'55"E, 295.90 feet to the South line of TechLands; thence N87°32'50"E, 624.57 feet along said South line to the Southeast corner of Outlot 4, said TechLands; thence N00°11'51"E, 1334.63 feet along the East line of said TechLands and the East line of Outlot 8 and Outlot 9, First Addition to Fitchburg Technology Campus to the Northeast corner of said Outlot 9; thence N86°42'47"E, 31.85 feet along the South line Outlot 12, said First Addition to Fitchburg Technology Campus to the Southeast corner of said Outlot 12; thence S76°29'03"E, 4.04 feet to the Southwest corner of Outlot 1, Waterford Glen; thence N86°57'59"E, 1378.91 feet along the South line of Waterford Glen and the South line of Lot 2, Certified Survey Map No. 3060; thence S17°03'07"E, 47.93 feet; thence N86°57'59"E, 603.25 feet to the East line of said NE1/4; thence S00°10'56"W, 1304.90 feet along said East line also being the West line of Lot 2, Certified Survey Map No. 445 to the point of beginning. Containing 3,479,442 square feet (79.877 acres).

Dated this 20th day of October, 2015.


Brett T. Stoffregan, Professional Land Surveyor S-2742



OWNER'S CERTIFICATE

Fahey Land, LLC a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Fahey Land, LLC does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration
Common Council, City of Fitchburg
Dane County Zoning and Land Regulation Committee

In witness whereof, Fahey Land, LLC has caused these presents to be signed by its official officer(s) of said limited liability company at Madison, Wisconsin this _____ day of _____, 2015.

Fahey Land, LLC

STATE OF WISCONSIN
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2015, the above named officer(s) of the above named Fahey Land, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires _____ Notary Public, Dane County, Wisconsin

MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Fahey Fields" located in the City of Fitchburg, was hereby approved by Resolution Number, adopted this _____ day of _____, 2015 and further resolved that the conditions of said approval were fulfilled on this _____ day of _____, 2015 and that said resolution further provided the acceptance of those lands and rights dedicated by said "Fahey Fields" for public use.

Patti Anderson, City Clerk, City of Fitchburg, Dane County, Wisconsin

COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly elected, qualified, and acting treasurer of the County of Dane, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this _____ day of _____, 2014 affecting the land included in "Fahey Fields".

Adam Gallagher, Treasurer, Dane County, Wisconsin

CITY OF FITCHBURG TREASURER'S CERTIFICATE

I, _____, being the duly appointed, qualified, and acting Treasurer of the City of Fitchburg, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 2015 on any of the lands included in the plat of "Fahey Fields".

_____, City Treasurer, City of Fitchburg, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2015 at _____ o'clock ____ M.
and recorded in Volume _____ of Plats on Pages _____ as Document Number _____.

Kristi Chiebowksi, Dane County Register of Deeds